

COUNCIL MINUTES
TIGARD CITY COUNCIL MEETING
JULY 19, 2005

Mayor Dirksen called the meeting to order at 6:31 p.m.

Council Present: Mayor Dirksen; Councilors Harding, Sherwood, Wilson, and Woodruff.

- EXECUTIVE SESSION: The Tigard City Council went into Executive Session at 6:31 p.m. to consider the employment of a public officer, employee, staff member or individual agent and pending litigation under ORS 192.660(2)(a)(h). All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

Executive Session concluded at 7:01 p.m.

1. WORKSHOP MEETING

- 1.1 Mayor Dirksen called the City Council & Local Contract Review Board meeting to order at 7:05 p.m.
- 1.2 Council Present: Mayor Dirksen; Councilors Harding, Sherwood, Wilson, and Woodruff.
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports: None
- 1.5 Call to Council and Staff for Non-Agenda Items: None

2. INSURANCE PLACEMENT UPDATE

The staff report was presented by Risk Manager Mills. The City Council was briefed about insurance renewal for 2005-6. Highlights were:

- ☒ Property and casualty premiums for 2005/06 have gone up 1.1 percent over last year; well under the 10 percent anticipated during the budget process.
- ☒ Workers' Compensation Insurance has been with SAIF for the last nine years. This year, however, CCIS provided the City with an excellent quote, which is more than \$21,000 less than the SAIF quote.

Two resolutions will be presented to the City Council on the July 26, 2005 City Council meeting Consent Agenda for its consideration to complete the insurance renewal process.

3. DISCUSSION OF URBAN RENEWAL FINANCING

Community Development Director Hendryx introduced this agenda item. Also present were Pat Clancy, the City's Financial Advisory from Western Financial Group and Jeff Tashman, the City's Urban Renewal Consultant.

A PowerPoint presentation was reviewed by Mr. Tashman regarding the elements of an urban renewal plan. A copy of this presentation is on file in the City Recorder's office. Mr. Tashman advised that he expects the Oregon Legislature to enact legislation on condemnation of property for economic development in reaction to a recent Supreme Court ruling.

Interim City Manager Prosser introduced Mr. Pat Clancy, noting that Mr. Clancy's firm has advised state and local governments on financial matters for the last 20 years.

Mr. Clancy reviewed urban renewal financing. Highlights of his talk are outlined in a PowerPoint presentation, which is on file in the City Recorder's office.

He noted the purpose of an urban renewal program is to stimulate economic growth in an identified area. He explained that growth will likely not be realized immediately; in fact, the area may experience a decline at first as efforts are made to assemble land for eventual redevelopment. Information reviewed included:

- ☒ A review of financing options:
 - Tax increment financing
 - Assessment bonds (Local improvement district, subject to a percentage of property owner approval)
 - Development trades
 - Loans from the City

Mr. Clancy advised that development follows its own course; therefore, it is unpredictable when an increase in value will occur.

Interim Finance Director Imdieke said that as the Downtown Plan is refined (i.e., projects identified), more creative financing methods can be explored. Interim City Manager Prosser noted that assessment bonds were used in the Tigard Triangle.

In response to a question from Councilor Woodruff, Mr. Clancy could not recall any time where an urban renewal plan defaulted; however, there have been instances where it's taken a long time before an area "took off." In addition, Mr. Clancy said he thought some jurisdictions provided financial assistance to keep the urban renewal effort viable. Mr. Tashman added that, to his knowledge, there has never been a default on urban renewal debt in Oregon. The lending community is conservative when it comes to urban renewal financing.

Discussion followed on the initial stages of urban renewal. Agencies usually start in a small area where they know property owners are interested. Another initial project might be a public/private venture for a parking lot.

There was discussion on fee waivers and enterprise zones where property taxes are waived for a period of time; i.e., three to five years.

Community Development Director Hendryx noted that as the Plan evolves, appropriate financing options will make more sense.

Councilor Wilson said he would be interested in exploring a local improvement district (LID) to spur development. An LID must be used to finance public improvement capital projects. He noted that a proposed economic improvement district (EID) in the downtown was voted down. During discussion it was noted that there had been support for the EID in areas of the downtown.

Interim Finance Director Imdieke advised developers have indicated that parking in the downtown is an issue and there is a need for an anchor development close to 99W.

4. JOINT MEETING WITH THE PLANNING COMMISSION TO REVIEW LAND USE RECOMMENDATIONS FOR THE TIGARD DOWNTOWN IMPROVEMENT PLAN

Planning Commission and/or Downtown Task Force Members Present: Barkley, Buehner, Caffall, Duling, Haack, Henderson, Inman, Marr, and Munro

Community Development Director Hendryx reviewed the proposed schedule for the Downtown Plan. So far, 1300 people have been contacted directly by members of the Task Force and staff. Community Development Director Hendryx said the efforts to date have provided the foundation for the upcoming work to be done.

Community Development Director Hendryx reviewed the preferred design alternatives. He advised that a telephone survey started on July 18, 2005. Of those surveyed so far, 90 percent said they have heard about the Downtown Plan. People are curious about the projects. Community Development Director Hendryx said the Downtown Task Force is beginning to refine the proposed catalyst projects. The consultant is working with the Task Force to design a poster to depict concept images to convey what might be possible for the Downtown. This poster will be ready in August and placed at key locations.

Community Development Director Hendryx reviewed display boards:

- ☒ *Downtown: Implementing the Vision; The First Five Years*
- ☒ *Implementation – Timing*

The consultant, without input, reviewed the catalyst projects and made a priority list for implementation. Community Development Director Hendryx advised that the consultant's list did not recognize some those projects that are already in process; i.e., capital improvement program projects.

- ☒ *From Vision to Action – Downtown Projects 2005-06*
- ☒ *Looking Ahead – Making the Plan Happen*
- ☒ *Land Use Implementation – Balance*

The consultants have reviewed the Development Code and have made some preliminary suggestions on land use changes; the Land Use Subcommittee of the Downtown Task Force will review the suggestions.

There was discussion about the failed EID attempt and whether this might have been linked to the fact that a number of downtown properties are owned by people from out of the area. The Downtown Task Force has expended a lot of effort to get everyone involved. The Task force will continue to work on getting more involvement. Downtown Task Force Chair Marr suggested the EID would have been approved if the district did not include Tigard Avenue, which is more of an industrial area (rather than retail).

Planning Commission/Task Force Member Munro noted the need to make some decisions early on to set the stage for a certain type of development.

Councilor Wilson suggested a review of civic uses is advisable. For example, should a public works yard and fleet storage be located in the downtown area? He also noted the post office requires area for small and large trucks. Planning Manager Shields agreed that these types of uses need to be reviewed and balanced. She noted a lot of people come to the

post office. Downtown Task Force Chair Marr said the whole plan is conceptual and issues will need to be worked through.

Mayor Dirksen said adding housing units will be a must and it might be a good idea to move the post office. Downtown Task Force Chair Marr noted that one of the concepts is to have eight-story condominiums located on Hall Boulevard – this needs to be reviewed carefully. There was discussion about providing both upscale and affordable housing.

Planning Commission President Padgett commented about market-driven aspects concerning housing. He said the post office serves as a magnet to bring people downtown and then they would continue to do errands while in the area.

Councilor Sherwood spoke of Nashville, Tennessee's success with offering tax incentives to developers who provide affordable housing.

There was discussion about continuing to keep the Planning Commission informed about the Downtown Plan as it evolves so land use regulations/zoning can be developed to assist the Plan implementation. In addition, there has been discussion by the Planning Commission to review zoning changes as recommendations come out of the 99W Corridor Study. There is interest in finding ways to access parts of Tigard without crossing 99W. Community Development Director Hendryx confirmed that the Planning Commission would be actively involved in the land use regulation process after the community input has been received with regard to what it wants.

Planning Commission President Padgett noted the review of the downtown area should include traffic flow – entrances and connectivity.

Community Development Director Hendryx noted that a determination will be needed whether land use regulations should be incentive-based or regulatory-based.

There was discussion about looking at land use zoning "on the other side of the highway" at the same time to tie in the results of the 99W Corridor Study. Mayor Dirksen suggested some area along Hall Boulevard might also be rezoned.

Downtown Task Force Chair Marr concurred that more work is needed for the "bigger picture"; however, he cautioned that they not lose sight of the main goal, which includes an election in May 2006 on tax increment financing.

- > In an unrelated matter, Planning Commission President Padgett suggested the concession stand at Cook Park be used by organizations for fund raising when it is not being used by the Little League. It was noted that the equipment in the stand is owned by the League. Mayor Dirksen said Mr. Padgett's suggestion might be possible with proper coordination.

Meeting recessed at 9:12 p.m.

Meeting reconvened at 9:19 p.m.

5. DISCUSSION OF BRANDING/GRAPHIC IDENTITY

Assistant to the City Manager Newton introduced this agenda item. Consultant Marcusen and the City Council discussed identity themes that could be translated into a graphic identity. The City Council reviewed some initial concepts proposed by Mr. Marcusen and further refined preferences. Below are highlights of the discussion:

- ☒ Themes – continue to pursue family friendly; tributaries, trees and trails; and place to call home. Do not pursue sense of community or urban village.
- ☒ Continue to explore a tag line, such as "A Place to Call Home." The tag line won't necessarily be used in all instances and the tag line might not be used as part of the logo.
- ☒ Council members selected several logo conceptual drawings they would like to see developed further.
- ☒ Council agreed it would be all right for Mr. Marcusen to present concepts he might think of as he continues to work develop ideas generated from this discussion.
- ☒ The best forms are often very simple.
- ☒ Type faces were discussed; Council members agreed they preferred a serif type face. Mr. Marcusen will explore using upper case and title case.
- ☒ Once a decision has been made on the logo, guidelines should be developed with regard to its use. For example, how can the logo be altered (colors, font, etc.)

Mr. Marcusen will return with sketches for City Council review on September 20, 2005.

6. COUNCIL LIAISON REPORTS: None

7. NON AGENDA ITEMS: None:

> Administrative Items

Office of Consolidated Emergency Management: The Intergovernmental Agreement is on the July 26, 2005, City Council Consent Agenda. City Council consensus was that this item could remain on the Consent Agenda.

Council Calendar:

July

26 Tuesday Council Business Meeting – 6:30 pm, Town Hall

August

9 Tuesday Council Business Meeting – 6:30 pm, Town Hall
16 Tuesday Council Workshop Meeting – 6:30 pm, Town Hall
23 Tuesday Council Business Meeting – 6:30 pm, Town Hall
30 Tuesday 5th Tuesday Council Meeting – 7-9 p.m., *Change in location to the Tigard Water Building Auditorium*

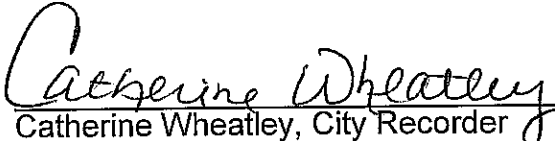
8. EXECUTIVE SESSION: Not held

9. ADJOURNMENT

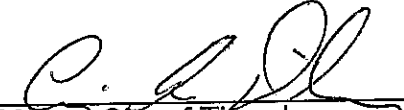
Motion by Councilor Wilson, seconded by Councilor Harding, to adjourn the meeting at 10:13 p.m.

The motion was approved by a unanimous vote of Council present:

Mayor Dirksen:	Yes
Councilor Harding:	Yes
Councilor Sherwood:	Yes
Councilor Wilson:	Yes
Councilor Woodruff:	Yes


Catherine Wheatley, City Recorder

Attest:



Mayor, City of Tigard
Date: August 9, 2005

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